



Return to:

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/20/07

Dec 20 - 2007

FROM: Ryan Pharr, North County Team

PROJECT DESCRIPTION: SUB2007-00131 CO 07-0163, SAYLER- two lot parcel map located on 30 acres off Venice Road in Templeton. APN: 034-111-014 and 034-101-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/5/08 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Info Held: Provide Road/Access Preliminary Grading Plan of Site Disturbance.
Road conditions enclosed, which may cause
OAK TREE Removal. Cal-Fire Dead end. Road issue distance
over 2640' to parcels 2 & 3 could be Accessed via APN 034-111-015 & 0
short Court. (see 63 PM 34 which has 25' Road Dedication)

Date JAN 10-2008

Name DAN MANION

Phone 781-5275

Road maintenance agreement on Venice

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

EXHIBIT B**CONDITIONS OF APPROVAL FOR put map number here**

CO 07-0163

SUB 2007-00131

SAYLER / EMK

3 parcels

Approved Project

1. Put in "project description" - see desk manual

Access and Improvements

☒ Roads and/or streets to be constructed to the following standards:

- a. _____ constructed to a full-width _____ section within a _____-foot dedicated right-of-way.
- (b) VENICE ROAD constructed to a 2/3 A1J (GRAVEL) section on the project side, within a 50-foot dedicated right-of-way, fronting the property (minimum paved width to be 20 feet), on the EAST side of Parcel one
GRAVEL
- c. _____ widened to complete the project side of an _____ section fronting the property.
- (d) VENICE ROAD constructed to a ~~20~~ 20 foot wide A1J (GRAVEL) section from the property to ALMOND DRIVE (minimum paved width to be _____ feet).
- e. _____ constructed to Cal Fire Access Road standards within a minimum 20-foot access easement and terminating in a Cal Fire standard cul-de-sac.

☐ The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.
- b. For future road improvement _____ feet along _____ to be described as _____.
- c. For road widening purposes _____ feet along _____ to be described as _____ feet from the recorded centerline.
- d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.
- e. A _____ foot radius property line return at the intersection of _____.
- f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

- g. By separate document and prior to approval of the improvement plans, an offsite _____-foot road easement for _____, from the project site to _____/nearest publicly-maintained road.

☒ Roads and/or streets to be maintained as follows:

- a. The following streets/roads: _____

shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system, or are new Principal Arterials, Arterials or Collectors.

- b. The following streets/roads: _____

shall be accepted for County maintenance following completion and certification of the improvements. A maintenance financing service charge shall be established within CSA-21. Application shall be filed with Public Works/Development Services.

- c. The following streets/roads: Venice Road

shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Public Works.

☐ The intersection of _____ and _____ (County road), as shown on the tentative map, shall be designed and constructed in accordance with California Highway Design Manual Figure 405.7, within necessary dedicated right-of-way, for that portion of the intersection fronting the property.

☐ The intersection of _____ and _____ (State highway), as shown on the tentative map, shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards for Public Road Intersections (California Highway Design Manual Figure 405.7), within necessary dedicated right-of-way, for that portion of the intersection fronting the property. The design shall be approved concurrently by County Public Works and Caltrans.

- ☐ Access shall be denied to lots _____ from _____ and this shall be by certificate and designation on the map.

- ☐ The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.

- ☒ A private easement be reserved on the map for access to lots 2 AND 3 onsite + off site. ^{AND Public Utility Easement}
OR by separate Document

- ☐ Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

- ☐ A practical plan and profile for access to lots _____ shall be submitted to the Department of Public Works and the Department of Planning and Building for approval.

- ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

- ☐ All driveways shall be constructed in accordance with County Public Improvement Standards. All driveways constructed on county roads require an encroachment permit.

Improvement Plans

- ☒ Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.

- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- ☒ The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

- ☒ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

- ☐ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ All existing drainage features are to be contained in drainage easement(s) dedicated on the map, to the satisfaction of the Department of Public Works.
- ☐ Submit complete drainage calculations to the Department of Public Works for review and approval.

- ☐ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin(s) is to be maintained in perpetuity.
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit shall be formed within _____ for maintenance of the drainage basin. Application shall be filed with Public Works/ Development Services.
- ☐ If a drainage basin is required, this development shall be annexed to _____ for maintenance of the drainage basin. Application shall be filed with Public Works/ Development Services.
- ☐ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system.
(Parcels _____ only)
- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall **be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.** Impervious paving over a disposal area is not considered acceptable.
- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
- ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by

the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.

- ☐ This land division shall be annexed to _____ prior to the filing of the final parcel or tract map for **water service/water and sewer service/sewer maintenance/community septic system maintenance/**_____. This includes approval by the Local Agency Formation Commission.

Soils Report

- ☐ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

- ☒ All existing and new electric and telephone lines shall be installed underground and service laterals stubbed to each lot. (urban areas)
- ☒ All new electric and telephone lines shall be installed underground or overhead and service laterals stubbed to each lot. (rural areas)
- ☒ Cable T.V. conduits shall be installed in the street and service laterals stubbed to each lot.
- ☒ Gas lines shall be installed and service laterals stubbed to each lot.
- ☐ A _____ feet public utility easement on private property along _____, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

- ☐ The lots shall be numbered in sequence.
- ☐ The _____ on lot _____ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22.22.030/23.04.021).
- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet ***Land Use Ordinance / Coastal Zone Land Use Ordinance*** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ☐ Provide a minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be a minimum width of twenty (20) feet. ***(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)***

Public Services

- ☐ Prior to commencement of mining, the operator shall enter into an agreement with the County, in a form acceptable to County Counsel, to deposit into the County Road Fund a sum of _____ per ton of material to be hauled over the following County-maintained roads:

The agreement shall provide for reports of tonnage, and corresponding payment, to be made quarterly. The cost per ton shall be increased annually based on Caltrans Highway Construction Cost Index.

Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total ***number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.***
- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
- ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

Landscape Plans

- ☐ ***If a drainage basin is required, then submit detailed landscaping plans in compliance with Chapter 22.16/Section 23.04.180 et seq. to the Department of Planning and Building for review and approval prior to approval of improvement plans or filing of the final parcel or tract map, whichever occurs first. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:***
 - a. ***Drainage basin fencing. (ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN)***
 - b. ***Drainage basin perimeter landscape screening. (ONLY USE FOR FENCED BASINS)***
 - c. ***Landscaping for erosion control.***
- ☐ All approved landscaping shall be installed or bonded for prior to completion of the improvements or filing of the final parcel or tract map which ever occurs first, and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within _____ days of completion of the improvements.
- ☐ **Mitigations** ***PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP***

Additional Map Sheet

- ☐ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If a fenced drainage basin is required, that the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the owner(s) of lot(s) _____ is responsible for on-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- c. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
- d. That secondary dwellings shall not be allowed on **all lots within the land division / on lots** _____.
- e. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____ measured from _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision if future development precludes commercial agricultural production on adjustment parcels affecting this subdivision. Such a determination shall be made in consultation with the Agricultural department. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
- i. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on the additional map sheet and note the required building restriction on the sheet.
- j. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- k. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- l. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**
- m. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

- B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- n. Notification to prospective buyers that streets/roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.
- o. **PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE ONLY IF THEY GO BEYOND RECORDATION OF THE MAP**

Covenants, Conditions and Restrictions

- ☒ The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
 - b. If a drainage basin is required, on-going maintenance of *drainage basin / adjacent* landscaping in a viable condition on a continuing basis into perpetuity.
 - c. Maintenance of common areas.
 - d. Secondary dwellings shall not be allowed.
 - e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
 - f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
 - h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____ measured from _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision if future development precludes commercial agricultural production on adjustment parcels affecting this subdivision. Such a determination shall be made in consultation with the Agricultural department. **At the time of application for construction permits, the applicant shall clearly delineate the agricultural buffer on the project plans.**
 - i. Maintenance of all streets/roads within the subdivision until acceptance by a public agency.
 - ☒ j. Maintenance of all streets/roads within the subdivision in perpetuity.
 - k. The limits of inundation from a 100 year storm over lots _____ from _____ creek / river shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the CC&R's.
 - l. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**
 - m. **PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE ONLY IF THEY GO BEYOND RECORDATION OF THE MAP**

- n. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Low Cost Housing (USE IN COASTAL ZONE ONLY)

- ☐ Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

Miscellaneous

- ☐ This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- ☐ A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☐ Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- ☐ Prior to the sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- ☐ All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



RECEIVED
DEC 31 2007
S.L.O. CO. PLANNING DEPT.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/20/07

TO: Env. Health

FROM: Ryan Pharr, North County Team

PROJECT DESCRIPTION: SUB2007-00131 CO 07-0163, SAYLER- two lot parcel map located on 30 acres off Venice Road in Templeton. APN: 034-111-014 and 034-101-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/5/08 please.

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- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

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Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

Provide applicant with stock conditions for on-site water and septic.

12/28/07
Date

[Signature]
Name

781-5551
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY HEALTH AGENCY

PUBLIC HEALTH DEPARTMENT *Environmental Health Services Division*

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
805-781-5544 • FAX 805-781-4211

Jeff Hamm
Health Agency Director

Gregory W. Thomas, M.D., M.P.H.
Health Officer/Public Health Administrator

Curtis A. Batson, R.E.H.S.
Director of Environmental Health

November 14, 2007

Planning Solutions
1360 New Wine Place
Templeton, Ca 93465

ATTN: PAMELA JARDINI
RE: TENTATIVE PARCEL MAP CO 07-0163 (SAYLER)

Water Supply

This office is in receipt of onsite water well information for the aforementioned subdivision map. Said information is considered satisfactory **preliminary** evidence of a domestic water supply.

Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include well capacity (pump test) and water quality testing, not more than five years old, prior to final recordation. Any proposal to share a domestic water well would require consultation with Division staff.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met.

CO 07-0163 is approved for Environmental Health subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
North County Team, County Planning



SUB2007--00131 / Sayler
Bullard, Clint@CALFIRE to: sfuhs@co.slo.ca.us

05/13/2014 07:11 AM

From: "Bullard, Clint@CALFIRE" <Clint.Bullard@fire.ca.gov>
To: "sfuhs@co.slo.ca.us" <sfuhs@co.slo.ca.us>

Good morning,

Regarding the proposed subdivision located near the end of Venice Road –

CAL FIRE/San Luis Obispo County Fire Department recently conducted several onsite inspections. This department finds that all requirements listed within the fire safety plan dated November 5th, 2008 have been satisfied. All required primary and secondary access road standards have been met.

Please feel free to contact me at (805)543-4244, extension 3425 should you have additional questions or concerns regarding this matter.

Thank you,

Clinton I. Bullard
Fire Inspector
CAL FIRE/
SAN LUIS OBISPO COUNTY FIRE
(805)543-4244 ext. 3425



CAL FIRE
San Luis Obispo
County Fire Department

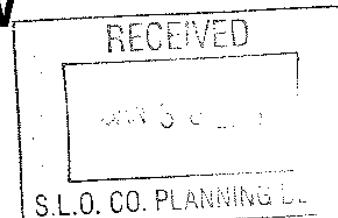
635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805.543.4244 • Fax: 805.543.4248
 www.cdfso.org

Matt Jenkins, Fire Chief



RESIDENTIAL MINOR USE PERMIT FIRE REVIEW

Date: January 29, 2008
To: SLO County Planning & Building Dept
Attn: Ryan Pharr, North Team
From: Dale Rodriguez, Fire Captain



| | |
|--|--|
| Project Numbers: SUB2007-00131 | Project Location: Venice RD |
| Project City: Templeton | Cross Street: El Pomar |
| Owner Name: Charlie and Machele Johnson | Owner Address: 632 Golden Meadow Dr |
| City, State, Zip: Paso Robles, Ca 93446 | Owner Phone(s): (805) 434-9083 |
| Agent Name: Pamela Jardini | Agent Address: 1360 New Wine Pl |
| City, State, ZIP: Templeton, Ca 93465 | Agent Phone(s): (805) 901-0453 |
| Project Notes: Split 2 parcels into 3 - 10 acre parcels | |

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #2220**. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately **15** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated as a **Very High** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

| The following standards are required: | Initials |
|---|----------|
| <input type="checkbox"/> 30-foot building setback from property line required **Note: All setbacks are subject to County Planning Department approval. | |
| <input type="checkbox"/> A residential fire sprinkler system is required (NFPA 13D) per local Fire Code | |
| <input type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection <input type="checkbox"/> gallons of minimum water storage is required ** Note: If a residential sprinkler system is installed, the water storage capacity shall be calculated by a Fire Protection Engineer. | |
| <input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required | |
| <input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe | |
| <input type="checkbox"/> System gravity drain required | |
| <input type="checkbox"/> Fire connection shall be located on the approach to the structure(s) | |
| <input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure | |
| <input type="checkbox"/> Fire connection must be located within 8-feet of the driveway & 24 inches above <u>finished</u> grade | |
| <input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle. | |
| <input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection | |
| <input type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles | |
| <input type="checkbox"/> A fire hydrant is required that can deliver 750 gallons per minute for 2 hours. | |
| <input type="checkbox"/> Must submit a completed CDF Community Water System Verification Form | |

| | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | Must have two 2 1/2" outlets and one 4" outlet with National Standard threads | |
| <input type="checkbox"/> | Must be located within 8 feet of the roadway | |
| <input type="checkbox"/> | Place a blue dot reflector on roadway, just off center, on the side of the hydrant | |
| <input type="checkbox"/> | Hydrant must be located within 250 feet of the residence. | |
| <input type="checkbox"/> | Must maintain a 3 foot clear space around the circumference of the hydrant at all times | |
| <input checked="" type="checkbox"/> | 20- foot access road required | |
| <input checked="" type="checkbox"/> | All weather surface capable of supporting 20 tons | |
| <input checked="" type="checkbox"/> | 10 feet of fuel modification is required on both sides of road | |
| <input checked="" type="checkbox"/> | Must provide an unobstructed vertical clearance of not less than 13'6" | |
| <input checked="" type="checkbox"/> | Where road exceeds a 12% grade, it must be a nonskid surface | |
| <input checked="" type="checkbox"/> | If road exceeds a 16% grade, it must be certified by an engineer | |
| <input checked="" type="checkbox"/> | Road must be named using the County standard signage | |
| <input type="checkbox"/> | Driveway must be 16 feet wide | |
| <input type="checkbox"/> | All weather surface capable of supporting 20 tons | |
| <input type="checkbox"/> | Where driveway exceeds a 12% grade, it must be a nonskid surface | |
| <input type="checkbox"/> | If driveway exceeds a 16% grade, it must be certified by an engineer | |
| <input type="checkbox"/> | 10 feet of fuel modification is required on both sides of the driveway | |
| <input type="checkbox"/> | Must provide an unobstructed vertical clearance of not less than 13'6" | |
| <input type="checkbox"/> | Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure | |
| <input checked="" type="checkbox"/> | Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways) | |
| <input checked="" type="checkbox"/> | Bridge is required to support a fire engine load weight of 20 tons | |
| <input checked="" type="checkbox"/> | Bridge must have a sign indicating load & vertical clearance limits at entrances | |
| <input checked="" type="checkbox"/> | One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility | |
| <input checked="" type="checkbox"/> | Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway | |
| <input checked="" type="checkbox"/> | Center line of lane turning radius must be at least 25 feet | |
| <input checked="" type="checkbox"/> | Provide Fire Department emergency access (approved keys or switches may be used) | |
| <input type="checkbox"/> | 100 feet of vegetation clearance is required for defensible space | |
| <input type="checkbox"/> | Maintain a fire clearance of 30 feet around all buildings & structures | |
| <input type="checkbox"/> | Within the area of 30'-100' from structures, additional fire reduction measures shall be required. | |
| <input type="checkbox"/> | Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof | |
| <input type="checkbox"/> | A Class A non-combustible roof is required, including the following checked items: | |
| <input type="checkbox"/> | Where roof allows a space between roof covering & roof decking, spaces must prevent flames & embers and be fire-stopped with approved materials or have 1 layer of No. 72 ASTM cap sheet installed over the combustible decking | |
| <input type="checkbox"/> | Valley flashings shall not be less than 0.016-inch (0.41 mm) (No. 28 galvanized sheet gage) corrosion -resistant metal installed over a minimum 36" wide underlayment of 1 layer of No. 72 ASTM cap sheet running the full length of valley | |
| <input type="checkbox"/> | Roof attics and vents shall resist intrusion of flame & ember into attic area or shall be protected by corrosion resistant, non-combustible wire mesh with 1/4 inch openings | |
| <input type="checkbox"/> | Vents shall not be installed in eaves or cornices, unless designated to prevent intrusion of flame & burning embers into the attic area of the structure. | |
| <input type="checkbox"/> | Roof gutters shall provide the means to prevent accumulation of leaves & debris | |
| <input type="checkbox"/> | Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container | |
| <input type="checkbox"/> | Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers | |
| <input type="checkbox"/> | Fire-resistive (non-combustible) siding is required | |
| <input type="checkbox"/> | Boxed-in eaves are required | |
| <input type="checkbox"/> | Highly visible permanent address numbers shall be placed at the driveway entrance and on directional signs at each T or Y intersection (minimum 6" letter/number height, 3/8 inch stroke). Reflectorized numbers are highly recommended. | |
| <input type="checkbox"/> | Highly visible address numbers shall be placed on the residence(s). (minimum 4" letter/number height, 3/8 inch stroke). Reflectorized are highly recommended. | |
| <input type="checkbox"/> | Each dwelling unit requires a separate address. Contact the SLO County Planning Dept for more information at (805) 781-5199. | |
| <input type="checkbox"/> | Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas | |



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 42/20/07 01/28/08

TO: Ryan Pharr, North County Team

FROM: Shaun Cooper, Parks

PROJECT DESCRIPTION: SUB2007-00131 CO 07-0163, SAYLER- two lot parcel map located on 30 acres off Venice Road in Templeton. APN: 034-111-014.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/5/08 please. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Require Quimby Fees

| | | |
|----------|--------------|-------|
| 01/28/08 | Shaun Cooper | x4388 |
| Date | Name | Phone |

Templeton Area Advisory Group

Architectural Review Committee (ARC)

Committee mtg on Jan 9, 2008 findings (Chair David La Rue, Members Bill Pelfrey, and Pam Finley):

Sayler SUB2007-00131: two lot parcel map located on 30ac off Venice Rd. This is in the TAAG area.

Community Vision: This Lot line adjustment and subdivision will turn an 11ac and a 19ac lot into three 10ac lots. Area lots are similar in size.

Biological resources: No special issues involved.

Drainage, Erosion & Sedimentation: Slopes on lots are steep and all roads and grading needs extensive drainage plans and erosion control.

Road/Trails: Private land with no area trails involved. Roads need to conform to Cal Fire standards.

Lighting: No lighting for this project should be allowed, other than normal on-site attached shielded safety lighting. All lights to be down-casted, building mounted and turned off at night after hours. No overhead, pole mounted, or cobra-head lights should be allowed.

Landscaping Plan: Lots are for housing, no commercial landscaping.

Water: ARC believes the applicant needs to prove water to each lot via wells or a built water system.

In summary, ARC recommends 3-0 that TAAG vote approval of this SUB, with the new considerations stated above.

Approved 5-0-2